

BOARD OF ZONING APPEALS  
FEBRUARY 15, 2005  
TIME: 6:30 P.M.

PRESENT: Jean Johannigman, Linda Ricke, Tony Colson and Bob Cochran. Dan Manus was absent.

City Attorney, Steve Taylor held nominations for president and vice-president positions for the year 2005.

Motion by Bob Cochran and seconded by Tony Colson to nominate Jean Johannigman for President.

Motion by Linda Ricke and seconded by Bob Cochran to close nominations. So passed.

Members were all ayes, Jean Johannigman for President.

Motion by Linda Ricke and seconded by Jean Johannigman to nominate Tony Colson for Vice-President.

Motion by Jean Johannigman and seconded by Bob Cochran to close nominations. So passed.

Members were all ayes, Tony Colson for Vice-President.

Motion by Linda Ricke and seconded by Bob Cochran to approve minutes. All Ayes.

All adjoining property owners were notified by certified mail.

New Beginnings letter was returned due to being undeliverable and a representative for Grace Lutheran Manor called and ask some questions and stated they have no problem since it was a storage shed at Morning Breeze.

Lowell Rethlake came before the Board requesting a permanent special exception for his small machine shop business located at 110 N. Carver Street between Washington and Main Streets.

Fire Chief, Scott Chasteen told the Board that the special exception a year ago had the stipulation of no blocking the alley and Scott has been by several times and has never seen the alley blocked.

City Attorney, Steve Taylor reminded Mr. Rethlake that if the nature of his business changes then he would have to come back to the BZA Board.

**Motion by Tony Colson and seconded by Linda Ricke to approve a permanent special exception for Lowell Rethlake. So passed.**

Second on the agenda was a variance that Morning Breeze was applying for to allow them to build a 10'x16' accessory storage building within their complex between the maintenance garage and Villa #943.

Andy Witkemper was present representing Morning Breeze and told the Board that they already had access and emergency access that were put in when Morning Breeze was first built. This building would set 25' off of the property line and there is a shrub privacy barrier currently at the adjoining property line.

Andy stated there would be no flammable products stored in this building.

Fire Chief, Scott Chasteen stated this building will not compromise the fire department being able to get there and the fire department would have to be notified if there would be any flammable products stored in this building.

**Motion by Bob Cochran and seconded by Tony Colson to approve said variance for Morning Breeze with the stipulation that this will not compromise the fire department being able to get there and that there will be no flammable products stored unless the fire department is notified. So passed.**

**Motion by Linda Ricke and seconded by Tony Colson to adjourn. So passed.**

Meeting adjourned at 6:45 P.M.

PRESIDING OFFICER \_\_\_\_\_

Secretary \_\_\_\_\_